



Agricultural Land Commission Staff Report

DATE: May 17, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51682
PROPOSAL: To subdivide the 64 ha parcel into two 32 ha lots.

PROPOSAL INFORMATION

Background: The applicants indicate that due to the topographic constraints only the westerly edge of the property can be used for cultivation or pasture.
Received Date: April 12, 2010
Applicant: Leah Macknak
Agent: N/A
Local Government: Regional District of Bulkley-Nechako

DESCRIPTION OF LAND

PID: 011-513-951
Legal Description: District Lot 1188 Range 5 Coast District
Civic Address: 5km north of Smiters, at the end of Malkow Rd
Area: 63.5 ha
ALR Area: 63.5 ha
Purchase Date: January 16, 2009
Owner: Leah Macknak

Total Land Area: 63.5 ha
Total ALR Area: 63.5 ha
Current Land Use: Forested range land, access road in preparation for the construction of a home, hydro power, pole barn.

PROPOSAL DETAILS

Subdivision

| Area | Agricultural Capability | Agricultural Capability Source |
|------|-------------------------|--------------------------------|
| 63.5 | Secondary | CLI |

| Number of Lots | Lot Size (ha) |
|----------------|---------------|
| 1 | 32.0 |
| 1 | 31.5 |

Surrounding Land Uses:

North 64 ha ALR parcel - seasonal cattle grazing lease
 East 60 ha ALR parcel - seasonal cattle grazing
 South 64 ha - seasonal cattle grazing
 West 60 ha cattle farm

Official Community Plan**Bylaw Name:** Smithers Telkwa Rural OCP**Designation:** Agriculture**OCP Compliance:** Yes**Zoning****Zoning Bylaw Name:** RDBN Zoning Bylaw #700**Zoning Designation:** Agriculture Ag1**Minimum Lot Size:** 16.0 ha**Zoning Compliance:** Yes**Committee Recommendations**

| Type | Recommendation | Description |
|-----------------------------------|----------------|--|
| Planning Staff | Refuse | Regional District of Bulkley Nechako planning staff did not support the application because of concerns about the fragmentation of large agricultural parcels, and retaining the broadest range of agricultural options. |
| Board/Council | Approve | The Bulkley Nechako Regional District board forwarded the application with a recommendation of approval. |
| Advisory Planning Committee | Refuse | The APC does not support the application because the subdivision would render the subject lands very marginal for agriculture. |
| Ministry of Agriculture and Lands | Refuse | Concur with planning staff's recommendation of refusal. |

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The subject property has limited agricultural potential based on the CLI ratings. However this large parcel is similar in size to others in the surrounding area and has greater agricultural utility for grazing or wood lot purposes if retained in its larger size.
- 2) Planning staff, APC and Ministry of Agriculture have all indicated that the application is not supportive of agriculture.
- 3) The Regional Board forwarded the application with a recommendation of support.
- 4) No recent similar subdivision applications have been considered in the area.

ATTACHMENTS

51682 sketch plan.pdf
51682 applicant's proposal.pdf
51682_ContextMap50k.pdf
51682_AirphotoMap20k.pdf

END OF REPORT

Signature

Date